

Design and Heritage Statement

Introduction

This heritage statement / design statement is to accompany the Household / listed application for new windows/doors, single storey rear extension and internal alterations at 2 field head manor, Elmhirst lane, Silkstone, Barnsley s75 4ld

Planning Policy Context

The advice seeks to promote positive, well-informed collaborative conservation, the aim of which is to recognise and reinforce the historic significance of places while accommodating the changes necessary to ensure that people can continue to use and enjoy them. Change to heritage assets and their settings is noted as acceptable where it is suitable in terms of NPPF, change is only unacceptable where it harms significance without an appropriate balance of public benefit.

Site / Building History

The site is located within a group of residential dwellings in a semi-rural location in between Silkstone and Dodworth and to the north of the clubhouse at Silkstone Golf Club.

The property occupies a corner position in the attached L-shaped group and adjoins No4. It has a sizeable garden area to the rear which extends towards the boundary of the golf course to the west and runs parallel to the garden to No 3 to the West. The club house to the golf club is to the south of the group of dwellings.

The dwelling is a Grade II listed building. It forms part of a group of listed buildings including the neighbouring properties. Historically the buildings at Field Head Manor comprised of the main farmhouse, cottage and barn.

The Proposal

The proposals are to demolish existing single storey miss matched extension and conservatory and create an elegant orangery type flat roof extension with large lanterns.

The east wall of the extension is to be retained with new walls built in random coursed natural pitched face stone to match existing.

Internal walls are reconfigured to create openings through to the existing dwelling..

Half the garage is to be converted to habitable space with an arched window installed to the rear of existing retained double timber garage doors.

All existing windows to be repaired and repainted in sage green, new windows to match existing – ensuring min 90mm reveal to accentuate stone and openings.

Planning Policies

Section 72 (listed buildings and conservation area) act 1990 required that in exercising planning functions in conservation areas special attention shall be paid to desirability of preserving or enhancing the character or appearance of the land.

The Applicants proposals is designed to match in character and bring an old dwelling to current space standards. Natural sustainable materials will be utilised to match existing.

The design, detailing and material choice will preserve and enhance the appearance of the development and Area.

The proposals Comply with BE15 and BE16 of the UDP as they don't harm the character or appearance of the conservation area. It also complies with CS74.

Policy HE1 of the adopted Local Plan supports proposals which conserve and enhance the significance and setting of the borough's heritage assets.

Policy HE3 requires proposals involving additions or alterations to listed buildings to conserve and where appropriate enhance that building's significance.

Policy D1 requires development to be of a high quality design that is expected to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

Paragraph 194 advises that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Paragraph 199 states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting.